

# MEETING OF THE COMMITTEE ON ZONING LANDMARK & BUILDING STANDARDS

TUESDAY, JANUARY 9, 2018 AT 10:00 AM  
COUNCIL CHAMBERS, City Hall

**Please Note:**

Items on this Agenda are subject to change. If you have any questions regarding this Agenda, please contact the Committee on Zoning, Landmarks & Building Standards at 312-744-6845

- I. Roll Call
- II. Deferred Items
- III. New Business
- IV. Adjournment

Items on this Amended Agenda  
Appear in Numerical Order  
According to Ward

RECEIVED  
#3  
MRC  
2018 JAN -4 PM 4:14  
OFFICE OF THE  
CITY CLERK

**NO. A-8360 (11<sup>th</sup> WARD) ORDINANCE REFERRED (11-21-17)**  
**DOCUMENT NO. O2017-8472**

**Common Address** 4243 S Halsted St and 748-758 W 43rd St

**Applicant** Alderman Patrick Thompson

**Change Request** B2-3 Neighborhood Mixed Use District to RS1 Residential Single Unit  
Detached House District

**NO. A-8361 (11<sup>th</sup> WARD) ORDINANCE REFERRED (11-21-17)**  
**DOCUMENT NO. O2017-8471**

**Common Address** 4361-4401 S Halsted St

**Applicant** Alderman Patrick Thompson

**Change Request** B2-3 Neighborhood Mixed Use District to RS1 Residential Single Unit  
Detached House District

**NO. A-8356 (13<sup>th</sup> WARD) ORDINANCE REFERRED (11-8-17)**  
**DOCUMENT NO. O2017-7887**

**Common Address** 5908 W 63rd St

**Applicant** Alderman Marty Quinn

**Change Request** B1-1 Neighborhood Shopping District to RS2 Residential Single Unit  
Detached House District

**NO. A-8362 (17<sup>th</sup> WARD) ORDINANCE REFERRED (11-21-17)**  
**DOCUMENT NO. O2017-8473**

**Common Address** 401-405 W 79th St and 7900-7904 S Vincennes Ave

**Applicant** Alderman David Moore

**Change Request** B3-2 Community Shopping District to RS3 Residential Single Unit  
Detached House District

**NO. A-8263 (33<sup>rd</sup> WARD) ORDINANCE REFERRED (11-21-17)**  
**DOCUMENT NO. O2017-8474**

**Common Address** 3280 N California Ave

**Applicant** Alderman Deb Mell

**Change Request** CI-3, Neighborhood Commercial District to B1-1 Neighborhood  
Shopping District

NO. A-8357 (40<sup>th</sup> WARD) ORDINANCE REFERRED (11-8-17)  
DOCUMENT NO. O2017-7889

Common Address 2219 W Winona St

**Applicant** Alderman Patrick O'Cannar

**Change Request** RS3 Single Family Detached House District to RT4 Residential Twa Flat, Townhouse and Multi-Unit District

NO. A-8358 (47<sup>th</sup> WARD) ORDINANCE REFERRED (11-8-17)  
DOCUMENT NO. O2017-7891

Common Address 1900-1930 W Lawrence Ave, 4801-4811 N Winchester Ave and 4800-4810 N Walcott Ave

**Applicant** Alderman Ameya Pawar

**Change Request** B3-3 Neighborhood Commercial District to B1-2 Neighborhood Shopping District

NO. A-8359 (47<sup>th</sup> WARD) ORDINANCE REFERRED (11-8-17)  
DOCUMENT NO. O2017-7893

Common Address 3720-3722 N Ashland Ave

**Applicant** Alderman Ameya Pawar

**Change Request** To classify as a Pedestrian Street

NO. TAD-565 (47<sup>th</sup> WARD) ORDINANCE REFERRED (11-8-17)  
DOCUMENT NO. O2017-8243

Amendment of Municipal Code Sections 17-3-0503-D by reclassifying a segment of N Ashland Ave as a Pedestrian Street

NO. 19449 (2<sup>nd</sup> WARD) ORDINANCE REFERRED (11-15-17)  
DOCUMENT #O2017-8291

Common Address: 1909 W Wabansia Ave

**Applicant:** Dan White and Jennifer Haro

**Owner:** Dan White and Jennifer Haro

**Attorney:** Law Offices of Samuel VP Banks

**Change Request:** RS3 Single Unit (Detached House) District to RT4 Residential Twa-Flat, Townhouse and Multi-Unit District

**Purpose:** The Applicants are seeking a zoning change in order to permit the construction of a new three-story (with basement) single-family residence, with an attached garage, at the subject site. The existing two-story residential building will be razed. The new single-family residence will be masonry in construction and will measure 37 feet-7 inches in height

**NO. 19455-T1 (2<sup>nd</sup> WARD) ORDINANCE REFERRED (11-21-17)**  
**DOCUMENT NO. O2017-8411**

**Common Address** 1211 W Webster

**Applicant** 1205 W Webster LLC

**Owner** 1205 W Webster LLC

**Attorney** Law Offices of Somuel V.P. Banks

**Change Request** B2-3 Neighborhood Mixed Use District to B2-3 Neighborhood Mixed Use District

**Purpose** The Applicant is proposing to develop the subject property with a four-story mixed-use building that will contain a retail unit at grade and three (3) residential units above. The proposed building will be masonry construction. The proposed building will be 2246.5 square feet and 43 feet in height. Onsite garage parking for three (3) cars will be located within the rear of the proposed building.

**NO. 19458 (3<sup>rd</sup> WARD) ORDINANCE REFERRED (11-21-17)**  
**DOCUMENT NO. O2017-8414**

**Common Address** 547 E 45<sup>th</sup> Street

**Applicant** Emerold Management Campany

**Owner** Fairfield Investments

**Attorney** Mark Kupiec

**Change Request** B1-2 Neighborhood Shapping District to RT4 Residential Two Flot Townhouse ond Multi Unit District

**Purpose** To divide the property into two zoning lots and build one new single family home on each lot. Two parking spaces per house. Height 38 feet

**NO. 19453 (11<sup>th</sup> WARD) ORDINANCE REFERRED (11-21-17)**  
**DOCUMENT NO. O2017-8409**

**Common Address** 2260 S. Grove St; 2416 S. Archer Ave,

**Applicant** Valeria Dewalt Train Associates, Inc.

**Owner** International Union af Operating Engineers (IUOE) Local 399 Building Corporation

**Attorney** Ken Funk, Deutsch, Levy & Engel, Chartered

**Change Request** Planned Development 868 and PMD 11 Planned Manufacturing District to Planned Development 868, os omended

**Purpose** Local 399 proposes to expand their training programs and convert part of the existing industrial building into a union education facility with labs, classrooms, office and administrative space. The facility will be 27,600 sf total and the existing building height is 38-11." Currently, there ore 212 existing parking spaces in PD 868. As shown on the attached site plan, we propose a comprehensive parking and landscaping plan for the Local 399 buildings with 253 spaces total. Other than the revised parking, the use of 2260 S. Grove (sub-area A) will remain unchanged

**NO. 19446-T1 (11<sup>th</sup> WARD) ORDINANCE REFERRED (11-15-17)**  
**DOCUMENT #02017-8288**

**Common Address:** 611-621 W 16<sup>th</sup> St; 1601-13 S DesPlaines St

**Applicant:** 613 W 16<sup>th</sup> Street Partnership

**Owner:** 613 W 16<sup>th</sup> Street Partnership

**Attorney:** Rolando Acosta

**Change Request:** RM-6 Residential Multi-Unit District to B2-5 Neighborhood Mixed Use District

**Purpose:** Conversion of the existing three story building and construction of a new seven story addition (75 feet in height) also for residential uses. The development would contain a total of 44 residential dwelling units, 45 off-street parking spaces, and no loading berth

**NO. 19450 (16<sup>th</sup> WARD) ORDINANCE REFERRED (11-15-17)**  
**DOCUMENT #02017-8292**

**Common Address:** 2502-2504 W 60<sup>th</sup> St

**Applicant:** Justyna Gierszewska

**Owner:** Justyna Gierszewska

**Attorney:** Law Offices of Samuel VP Banks

**Change Request:** RS3 Single Unit (Detached House) District to RM4.5 Residential Multi-Unit District

**Purpose:** The Applicant is seeking a zoning change in order to permit the location and establishment of two (2) additional dwelling units, within the existing two-story four-unit residential building - for a total of six (6) dwelling units, at the subject site. There will be off-street (on-site) parking for at least two (2) vehicles, located at the rear of the building. The existing two-story multi-unit building is presently non-conforming. As such, the proposed Zoning Change will also bring the existing building into legal compliance under the current Zoning Ordinance. Aside from the interior buildup of the two additional units, no physical changes or alterations, to the exterior of the existing building, are intended or required. The existing building measures less than 40 feet-0 inches in height and is masonry in construction

**NO. 19443-T1 (20<sup>th</sup> WARD) ORDINANCE REFERRED (11-15-17)**  
**DOCUMENT #02017-8285**

**Common Address:** 1335-1343 W 47<sup>th</sup> St

**Applicant:** Decorium Furniture Inc

**Owner:** Tim V. Le & Oanh Kim Le

**Attorney:** Don Alic

**Change Request:** M1-2 Limited Manufacturing District to C3-3 Commercial, Manufacturing and Employment District

**Purpose:** The property is improved with a three story building; building floor area: 33,705 sq.ft. No dwelling units, 7 parking spaces. Building height: 38.6 feet land area 14,400 sq.ft. Furniture showroom; 2<sup>nd</sup> & 3<sup>rd</sup> Floor furniture warehouse

**NO. 19465 (24<sup>th</sup> WARD) ORDINANCE REFERRED (12-13-17)**  
**DOCUMENT #02017-8972**

**Common Address:** 2401-2459 s Rockwell St; 2501-2559 W 24<sup>th</sup> St; 2500-2558 W 25<sup>th</sup> St

**Applicant:** 2445 S. Rockwell, LLC

**Owner:** 2445 S. Rockwell, LLC

**Attorney:** Richard Toth / Mara Georges, Daley and Georges, Ltd .

**Change Request:** M1-3 Limited Monufcturing/ Business Park District to a Manufacturing Planned Development

**Purpose:** An approximately 174,536 square foot industrial use building. The building will be approximately 40 feet high and will have in excess of 100 parking spaces. No dwelling units.

**NO. 19457-T1 (25<sup>th</sup> WARD) ORDINANCE REFERRED (11-21-17)**  
**DOCUMENT NO. 02017-8413**

**Common Address:** 2108 w 18<sup>th</sup> Ploce

**Applicant:** Ashcer LLC

**Owner:** Ashcer LLC

**Attorney:** Rolando Acosta

**Change Request:** RM4.5 Residential Multi Unit District to B2-3 Neighborhood Mixed Use District

**Purpose:** The Applicant proposes to rezone the property in order to add a residential dwelling unit to an existing four-story building for a total of five dwellings units, with three automobile parking spaces,— and no loading berth. The height of the proposed building will be 55 feet 2 inches. Pursuant to Transit-Served Location provisions of the Chicago Zoning Ordinance the property is approximately 820 feet from the entrance of the CTA Pink Line Domen Station

NO. 19447 (26<sup>th</sup> WARD) ORDINANCE REFERRED (11-15-17)  
DOCUMENT #02017-8289

**Common Address:** 1108-1110 N California Ave

**Applicant:** IL Holdings LLC- 1108/10 N. California

**Owner:** IL Holdings LLC- 1108/10 N. California

**Attorney:** Law Offices of Samuel VP Banks

**Change Request:** B3-1Community Shopping District to C1-2 Neighborhood Commercial District

**Purpose:** The Applicant is seeking a zoning change in order to permit the re-establishment of a tavern (2,108 square feet), within the grade level of the existing three-story building (Lot 14) and to permit the establishment of a general restaurant and tavern (900 square feet), within the existing one-story building (Lot 15) - at the site. The zoning change will also allow for the location and establishment of an outdoor patio(s), at grade level, which will serve the proposed new restaurant and tavern(s). Aside from the interior build out of the two spaces, to allow for the establishment of the restaurant and taverns, there will be no physical alterations to or expansion of the two (2) existing buildings. The one-story detached garage will also remain - unchanged. There is and will remain no off-street (on-site) parking, at the property. The existing three-story building is masonry in construction and measures approximately 42 feet-0 inches in height. The existing one-story frame building measures approximately 13 feet-3 inches in height.

NO. 19456-T1 (27<sup>th</sup> WARD) ORDINANCE REFERRED (11-21-17)  
DOCUMENT NO. O2017-8412

**Common Address** 2351 - 59 West Grand Avenue; 463- 75 North Western Ave

**Applicant** MRR 2351 Grand Western LLC

**Owner** MRR 2351 Grand Western LLC

**Attorney** Rolando Acosta

**Change Request** C1-2 Neighborhood Commercial District to C1-3 Neighborhood Commercial District

**Purpose** One-story, approximately 15.00 feet in height, commercial building; three-story, approximately 38 feet tall mixed-use building containing ground floor commercial space and four residential dwelling units, with no parking spaces and no loading, and vacant lot

**NO. 19448-T1 (27<sup>th</sup> WARD) ORDINANCE REFERRED (11-15-17)**  
**DOCUMENT #02017-8290**

**Common Address:** 513 N May St

**Applicant:** Keeper Property Holdings LLC

**Owner:** Keeper Property Holdings LLC

**Attorney:** Law Offices of Samuel VP Banks

**Change Request:** B2-2 Neighborhood Mixed Use District to B2-2 Neighborhood Mixed Use District

**Purpose:** The Applicant is seeking to amend the previously approved Type 1 Zoning Change Application (No. 18865T1). In order to permit the construction of a new four-story (with basement), three-unit, all residential building, pursuant to a modified set of architectural plans. The existing three-car detached garage will remain to service the proposed new multi-unit building. The new proposed building will be masonry in construction and measure 44 feet-9 inches in height.

**NO. 19451 (30<sup>th</sup> WARD) ORDINANCE REFERRED (11-15-17)**  
**DOCUMENT #02017-8293**

**Common Address:** 4350 W Belmont Ave

**Applicant:** Lydian Properties Inc

**Owner:** Lydian Properties Inc

**Attorney:** Law Offices of Samuel VP Banks

**Change Request:** C1-1 Neighborhood Commercial District to B2-2 Neighborhood Mixed Use District

**Purpose:** The Applicant is seeking a zoning change in order to bring the existing two-story (with basement), multi-unit, residential building into compliance, under the current Zoning Ordinance. The existing building is presently vacant and unoccupied. Based on the Applicant's best knowledge, the existing building formerly contained at least three (3) dwelling units. The zoning change will also allow for the rehabilitation of the existing building, which renovation plan calls for the erection of a one-story vertical addition and the establishment of a total of four (4) dwelling units, within the newly improved building. The existing detached garage, will remain unchanged, and provide off-street parking for two (2) vehicles. The proposed new addition will be masonry in construction, to match the remainder of the existing building. Once completed, the existing building - with one-story vertical addition, will measure 45 feet-0 inches or less in height.

**NO. 19454-T1 (32<sup>nd</sup> WARD) ORDINANCE REFERRED (11-21-17)**  
**DOCUMENT NO. O2017-8410**

**Common Address:** 2447 N Clybourn

**Applicant:** D.R. Homes LLC

**Owner:** Great Homes Chicago

**Attorney:** Paul Kolpak

**Change Request:** M1-2 Limited Manufacturing / Business Park District to RM4.5 Residential Multi Unit District

**Purpose:** To construct new 3 story 3 dwelling units masonry building with basement and new 3 car garage with roof deck. The building height will be 37 feet 11 inches. No commercial space

**NO. 19445 (35<sup>th</sup> WARD) ORDINANCE REFERRED (11-15-17)**  
**DOCUMENT #02017-8287**

**Common Address:** 3830 W Lawrence Ave

**Applicant:** Rojo Gusono aka Gusano Rojo Inc.

**Owner:** Avers 20, LLC

**Attorney:** Brent Pruij

**Change Request:** B1-2 Neighborhood Shopping District to B3-2 Community Shopping District

**Purpose:** Applicant is a restaurant seeking to add seated bar space in place of current standing bar only

**NO. 19444-T1 (38<sup>th</sup> WARD) ORDINANCE REFERRED (11-15-17)**  
**DOCUMENT #02017-8286**

**Common Address:** 3557-59 N Neenoh Ave

**Applicant:** Wes Gyzynski

**Owner:** Wes Gyzynski

**Attorney:** Poul Kolpok

**Change Request:** RS1 Residential Single Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

**Purpose:** To divide the existing lot 61'x 123.50' into two lots each 30.50' x 123.5' to construct two 3 story masonry building with 3 dwelling units

**NO. 19452 (42<sup>nd</sup> WARD) ORDINANCE REFERRED (11-15-17)**  
**DOCUMENT #02017-8295**

**Common Address:** 200-222 S State St; 1-9 W Adams St

**Applicant:** 202-220 S State Property Owner LLC

**Owner:** United States of America c/o US General Services Administration

**Attorney:** Rolando Acosta

**Change Request:** DX-16 Downtown Mixed Use District to a Residential Business Planned Development

**Purpose:** The Applicant proposes to retain the existing 202, 214 and 220 S. State Street buildings and construct an addition adjacent to the 202 S. State Street building of equal height to that building (235 feet 3 1/2 inches), with the resulting combined development containing approximately 46,000 sq. ft. of commercial space on the lower floors, a maximum of 490 residential units on the upper floors with no parking or loading.

**NO. 19463 (42<sup>nd</sup> WARD) ORDINANCE REFERRED (12-13-17)**  
**DOCUMENT #02017-8762**

**Common Address:** 110 N Wacker Dr

**Applicant:** HH Wacker Acquisition Company LLC

**Owner:** HH Wacker Acquisition Company LLC

**Attorney:** John J. George / Chris A. Leoch

**Change Request:** Waterway Business Planned Development NO. 1369 to Waterway Business Planned Development NO. 1369, as amended

**Purpose:** To increase the building FAR square footage by 100,000 sf. of the previously approved 50 story 800 foot tall office building with retail on the ground floor and up to 150 on-site parking spaces